

**HISTORIC LANDMARK COMMISSION**  
**AUGUST 22, 2011**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**NRD-2011-0066**  
**1212 W. 9<sup>th</sup> Street**  
**West Line**

**PROPOSAL**

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Construct a new single-family home on vacant lot.

**PROJECT SPECIFICATIONS**

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The applicant proposes to construct a new 2,293 sf house on an existing vacant lot. The new 2 1/2-story, L-shaped house is a contemporary design with craftsman-style architectural features. The lot has a steep downward slope to the northwest that will accommodate a front-facing garage below the main level. The house has multiple, cross-gabled roofs with exposed rafter ends and brackets. There are dormers with two windows on either side of the cross gabled wing.

The proposed exterior wall materials are limestone (“Austin brown and white rock”) veneer on the foundation and garage level, 5” exposure Hardiplank lap siding on the first level, and Hardiplank shingle siding on the tower and front facing gable ends.

There are numerous casement, awning and fixed sash windows and a shed roofed front porch with 6 x 6 cedar columns.

**STAFF COMMENTS**

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The property is located in the West Line National Register District. The West Line National Register District has no design guidelines for new construction. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The demolition permit for a c. 1917, 1,216 sf, 1-story single family residence previously located on this property was approved by the Historic Landmark Commission in January 2010. The building permit for the new building has already been released and construction has begun.

Properties on either side of the lot are contemporary designs of similar or larger size and scale as the proposed design and across the street is a large multi-family apartment complex.

**STAFF RECOMMENDATION**

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Staff recommends approving the project as proposed.



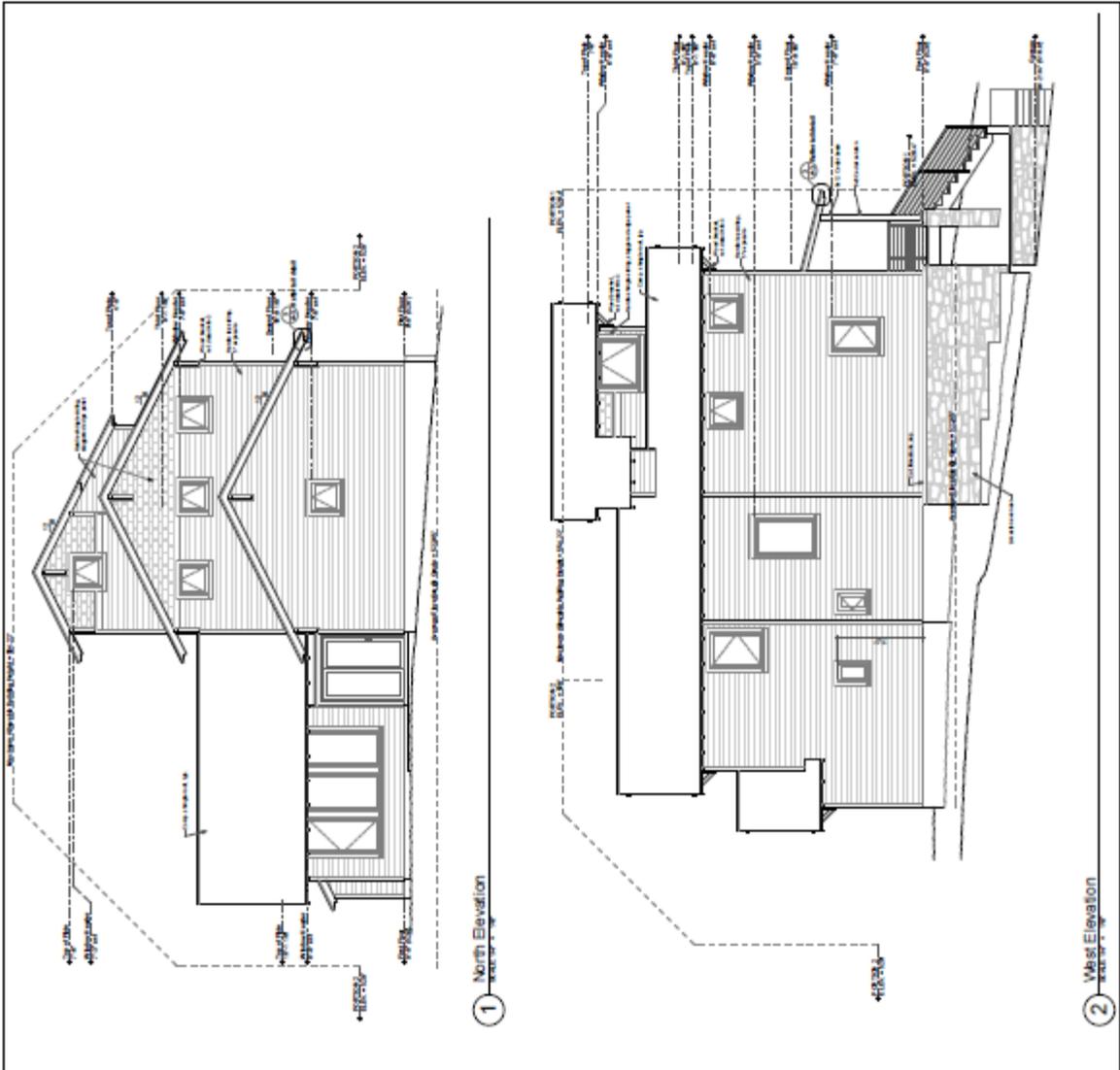








<b>NICK MEHL</b> ARCHITECTURE 1221 WEST 96th STREET AUSTIN, TEXAS 78753 512.452.1111		<b>9th Street Residence</b> 1212 West 96th Street Austin, Texas 78753	<b>Exterior Elevations</b>	<b>A-4</b>
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<b>9th Street Residence</b> 1212 West 9th Street Austin, Texas 78703		<b>Building Sections &amp; Int.</b>	
<b>NICK MEHL</b> ARCHITECTURE 1000 MALDEN BLVD. AUSTIN, TEXAS 78703 512.478.1100		DATE: 02/11/11 SCALE: AS SHOWN DRAWN BY: JRM CHECKED BY: JRM PROJECT NO.: 1212-09	
		<b>A-5</b>	

